



Grier & Partners



3 THE COURT, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6TD
GUIDE PRICE £350,000 FREEHOLD





Formerly the stables to East Bergholt House (J Constables RA former parental home), this unique range of Listed buildings have been extensively and sensitively restored by Stonecrest Homes to create a landmark development of 3 village homes. Special attention has been taken to blend the heritage of these fine buildings with a contemporary specification and finish while enjoying a delightful secluded setting at the heart of this quintessentially English Village.

FIRST FLOOR

BEDROOM

17'7 x 11'6 Built in wardrobes, Window to rear, inset original Victorian fireplace, 2 candle style wall lights, 2 original internal borrowed lights.

FEATURE BATHROOM

13'2 x 7'6 Contemporary freestanding bath in white finish with offset mixer / shower attachment, His and Her twin wash basins set on contrasting wooden vanity unit, with twin mixer tap and personal mirror sets, , low level wc, conservation style roof light, heated towel rail, exposed painted timber floor.





LANDING

16'3 x 3'6 Exposed ceiling timbers, conservation style roof light, exposed painted timber floor enclosed staircase via door to Sitting Room

GROUND FLOOR

ENTRANCE DOOR leading to

ENTRANCE HALL

ceramic tiled flooring, feature wall light



CLOAKROOM

half height panelling, corner fitted vintage style wash basin, low slung wc, ceramic tiled flooring

SITTING ROOM

15'5 X 12'5 inc to 14'6 in recess Window to front, Recessed brick faced fireplace with original Suffolk paver hearth, basket log burner grate, 2 built in cupboards, feature heritage style wall lighting

KITCHEN / BREAKFAST ROOM

Kitchen Area 12'6 X 7'5 fitted with contemporary grey fitted units in Shaker style and Greystone marble worktops, range of cupboards and eye level storage cabinets, inset double bowled Belfast sink with heritage style swan neck mixer tap, window to front, inset dishwasher, washing machine and fridge, fitted cooker / oven, Original recess with Greystone marble splashback housing Belling built in range / cooker, engineered oak flooring, Breakfast Area 10' x 6'7 engineered oak flooring, feature exposed timber wall, side window and stable door with glazed upper leading to

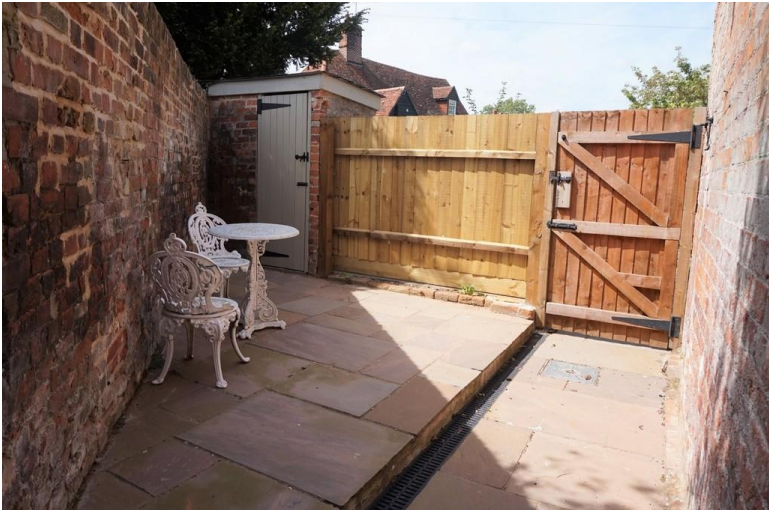


OUTSIDE

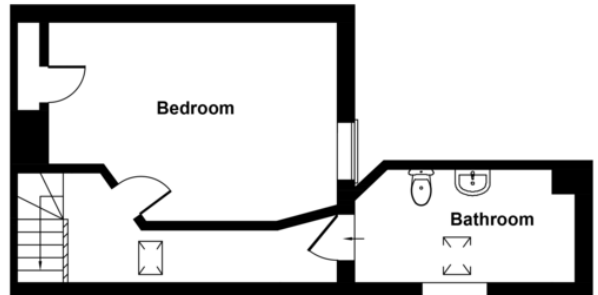
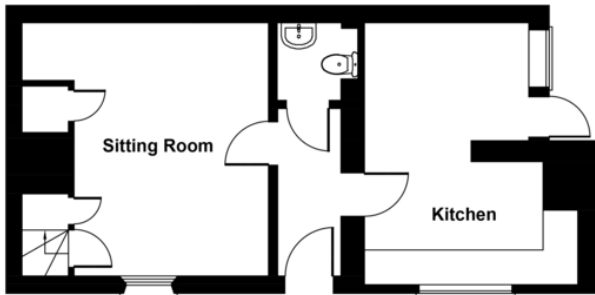
The property benefits from a shared gravel driveway leading to 2 allocated car spaces, communal screened bin store area. To the FRONT there is a raised terrace with barked garden area, new planting, bicycle rack, further barked garden area diagonally opposite. A 6' high fence and gateway leads to the REAR COURTYARD which enjoys privacy, sandstone paving, outside water tap.







Cottage 3



Not to Scale.
For Illustrative Purposes Only.

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